ARTICLE VII.
(SF-12/20, SF-10/18, SF-8.4/18, SF-8.4/16, SF-7/16, SF-7/14, SF-6.5/12, SF-5/12, SF-PH) SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

SECTION A. PURPOSE.

1. The (SF) Single-Family Residential Districts are intended to be comprised of single-family detached dwellings, together with public or denominational schools, churches, and public parks to create basic neighborhood units where the combination of these uses is appropriate.

2. The (SF) Single-Family Residential Districts are intended for areas that are properly buffered and protected from non-residential uses, pollution and environmental hazards, or from high volumes of traffic.

3. The (SF-6.5/12 and SF-5/12) Single-Family Residential Districts are intended primarily to support development in transitional or in-fill areas of the city, as such areas may be determined suitable on a case by case basis upon review by the City Council. ***(Ord. No. 1557, 07/11/89), (Ord. No. 2400, 12/15/98)***

4. The (SF-PH) Single-Family Patio Home District is intended to provide for detached, zero-lot-line, development in areas where physical conditions may warrant higher density single-family development. The District encourages the main structure to be constructed coincident with one side property line for internal lots. The District encourages only one side yard setback for internal lots in order to maximize lot usage, by creating a usable open living area on the side of the lot, while maintaining a neighborhood character consistent with conventional single-family detached homes. ***(Ord. No. 2016, 09/06/94)***

SECTION B. PRINCIPAL USES.

No land shall be used and no structure shall be erected for, converted to, or used for any principal use other than such uses as are allowed in any (SF) Single-Family District, in accordance with Article V of this ordinance.

Not more than one (1) dwelling unit shall be allowed per lot of record.

The following additional uses shall be allowed in any (SF) Single-Family District:

1. Model home, located within the same subdivision where dwellings represented by such model home are under construction or for sale;

2. One temporary building used for a real estate sales office only, located on property being sold within a subdivision, upon approval of the City Manager or Designee, for a period not to exceed one hundred-eighty (180) days. The City Manager or Designee is authorized, however, to approve additional successive one hundred-eighty (180) day periods of use, provided that such real estate

sales office has been in regular and continuous use for the previous one hundred-eighty (180) day period. At such time as the use of the real estate sales office is terminated, the City Manager or Designee may require its removal from the subdivision.

Such real estate sales office shall be maintained at all times;

3. Temporary on-site construction offices and buildings, upon approval of the City Manager or Designee, limited to the period of construction. Such on-site construction offices and buildings shall be maintained at all times. ***(Ord. No. 1705, 05/07/91)***

SECTION C. ACCESSORY USES.

No land shall be used and no structure shall be erected for, converted to, or used for any accessory use other than such uses as are allowed in any (SF) Single-Family District, in accordance with Article V of this ordinance.

The following additional uses shall be allowed in any (SF) Single-Family District:

1. Material recycling collection bin, only on the premises of a governmental, educational or institutional use which is permitted in these districts. ***(Ord. No. 1705, 05/07/91)***

2. ABOVEGROUND STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS
(Ord. No. 2338, 06/16/98)

   a. Outside aboveground storage of flammable or combustible liquids, quantities of less than 1,000 gallons or less, shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use which is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five (5) feet on center, minimum six (6) feet in height at time of planting.

   b. The following shall be allowed as an accessory use in any (SF) Single-Family District upon approval of a Special Use Permit in accordance with Article XXI of this ordinance:

      1. Outside aboveground storage of flammable or combustible liquids, quantities between 1,001 gallons and 10,000 gallons, shall be allowed as an accessory use only on the premises of a governmental, communication, educational or utility service use is permitted in these districts. The aboveground storage device, if visible from the street, shall be screened by evergreen shrubs, planted a maximum of five (5) feet on center, minimum six (6) feet in height at time of planting.

   c. Outside aboveground storage of flammable or combustible liquids, quantities greater than 10,000 gallons shall be permitted in accordance with Article V of this ordinance.

SECTION D. SPECIAL USE PERMITS.

Uses requiring approval of a Special Use Permit shall be allowed in any (SF) Single-Family District only in accordance with Articles V and XXI of this ordinance. ***(Ord. No. 1705, 05/07/91)***

SECTION E. PROHIBITED USES.

The following uses shall be specifically prohibited in any (SF) Single-Family Residential District:

1. Any structure erected or land used for other than one or more of the uses specifically permitted pursuant to this Article and Article V of this ordinance;
2. Any use of property that does not meet the required minimum lot size; front, side or rear yard dimensions; lot depth or width; or which exceeds the maximum height, building coverage or any other standard as herein required, except as provided by Article XXVIII of this ordinance;
3. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district. ***(Ord. No. 1705, 05/07/91)***

SECTION F. SPECIAL HEIGHT REGULATIONS.

1. Flagpoles, roof gables, chimneys and vent stacks may extend for an additional height not to exceed fifteen (15) feet from the maximum height limit of a structure to the highest point of any flagpole, roof gable, chimney or vent stack.
2. The height of the church steeples, domes and spires may extend an additional height not to exceed twice the height of the main building and shall be set back from any adjacent residentially zoned property line at a minimum distance equal to the total height of the steeple, dome or spire. Church steeples, domes and spires shall be permitted to be placed on the main buildings. This provision for an additional height in excess of the maximum height requirements shall be permitted for maximum of one (1) steeple, dome or spire per lot, tract or project.
3. Municipal water towers and sports lighting facilities, utility poles and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Article.
4. Water tanks, cooling towers, schools, institutional buildings, silos, barns, and ancillary buildings and facilities of a church, synagogue or temple, exclusive of the main sanctuary, such as a gymnasium or classroom building, may be erected to exceed twenty-five (25) feet in height, as such building height is determined pursuant to Article XXXIV of this ordinance, provided that one (1) additional foot shall be added to the front, rear and side yard setback requirements for each foot that such structures exceed twenty-five (25) feet in height. Such structures shall not exceed thirty-six (36) feet in height, except as provided in Section F (1) hereinabove.

   The requirements established herein for additional setbacks shall not apply to the sanctuary building of a church, synagogue or temple which is in excess of twenty-five (25) feet in height. ***(Ord. No. 2572, 11/07/00)***

SECTION G. SPECIAL YARD REGULATIONS.

1. SPECIAL FRONT YARD REGULATIONS:

   a. Open and unenclosed terraces and porches, including the supporting structure, may project into the required front yard for a distance not to exceed five (5) feet. ***(Ord. No. 2880, 03/02/04)***

   b. The supporting structure of an open, unenclosed carport may project into the required front yard for a distance not to exceed five (5) feet; provided, however, that the canopy of such carport shall not be allowed to extend into the required front yard beyond such supporting structure.

   c. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply, however, to living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, overhead service lines and poles for utilities, or fences, which shall be situated and constructed in accordance with the applicable codes of the city of Carrollton. Except as provided in Article XXVIII, Section A(1)(f) of this ordinance, fences located within a required front yard shall not exceed three (3) feet in height. ***(Ord. No. 1844, 11/03/92) (Ord. No. 1947, 10/19/93)***

   d. The location, placement and dimensions of any sign located within these districts shall be permitted in accordance with the applicable provisions of Chapter 17 of the Carrollton Code of Ordinances, otherwise known as the Sign Ordinance.

2. SPECIAL FRONT, REAR AND SIDE YARD REGULATIONS:

   a. The ordinary extensions of window sills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional twenty-four (24) inches into a required yard.

   b. The provisions contained in Section G(1)(a) and (b) of this Article shall also apply to the required exterior side yard, as herein defined. ***(Ord. No. 1641, 07/17/90) (Ord. No. 1844, 11/03/92)***

   c. Main structures on an internal lot or that portion of a lot that abuts an alley, if such lot was a legal lot of record on or before September 6, 1994, shall have a minimum side yard setback as follows: SF-12/20: nine feet; SF-10/18: eight feet; SF-8.4/18: seven feet; SF-8.4-16: seven feet; SF-7/16: six feet; SF-7/14: six feet; SF-6.5/12: six feet. (***Ord. No. 2014, 09/06/94)***

SECTION H. IRREGULAR SHAPED LOTS:

Irregular or pie shaped lots, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street, may be required to demonstrate on a subdivision plat submitted for approval the ability to accommodate a building envelope for a structure meeting the minimum floor area as required herein. Such building envelope shall be established consistent with all required setback lines, which shall be computed inclusive of any easements, which may exist on the lot. It is the intent of this paragraph to ensure that adequate area exists to allow proper placement of a structure on any irregular or pie shaped lot, or any lot located on an "eyebrow", cul-de-sac or curved portion of a street.
(Reference Figure 1.2, Appendix A)

SECTION I. SIDEWALKS.

Sidewalks shall be provided in accordance with the Subdivision Ordinance, and shall be constructed in accordance with the standards prescribed by the city of Carrollton. ***(Ord. No. 1947, 10/19/93)***

SECTION J. SPECIAL OFF-STREET PARKING REGULATIONS.

1. A private garage shall be rear or side entry. The front face of a garage, which shall be defined as that portion of the garage used for vehicular access, shall not directly face a public street, unless otherwise specifically approved by the City Council. A garage may be allowed to face a public street, however, provided:

    a. That such garage is located behind the main structure or residence; or

    b. That the main structure is located on a lot within a subdivision for which an approved plat was filed with the appropriate county clerk prior to July 19, 1988, and where such subdivision plat did not provide for the direct access of the lot to an alley; or ***(Ord. No. 1947, 10/19/93)***

    c. That natural physical features preclude the establishment of a side or rear entry garage, or the placement of the garage behind the main structure or residence. Such determination shall be made by action of the City Council.

    d. Fences crossing driveways shall be placed a minimum of twenty (20) feet from the property line, or shall be provided with a remote automated access system that swings the fence inward or in a parallel manner to the property line. ***(Ord. No. 3331, 10/06/09)***

SECTION K. MISCELLANEOUS REQUIREMENTS.

1. UTILITIES:

All utility lateral and service lines located within a (SF) Single-Family Residential District shall be installed underground, except for transmission or feeder lines, either existing or proposed, which are located within a (SF) Single-Family Residential District, provided that such transmission or feeder lines shall be located within a paved easement or alley way provided by the property owner.

2. SATELLITE TELEVISION RECEPTION DISHES:

For any satellite television reception dish with a dish diameter in excess of two and one-half (2 ½) feet, the following shall apply:

a. Satellite television reception dishes shall be ground mounted only, with a diameter not greater than ten and one-half (10 ½) feet and a height, at any position, not to exceed twelve and one-half (12 ½) feet above ground level. A satellite television reception dish shall not be located in front of the main structure or the front building line. Such satellite television reception dish shall be screened in accordance with Article XXV of this ordinance.

b. No lettering, logo, or any advertising or other writing shall appear on the face or back of such reception dish, except the name of the manufacturer, distributor or seller of such reception dish, provided that such lettering does not exceed two (2) inches in height. ***(Ord. No. 1947, 10/19/93) (Ord. No. 2099, 09/05/95)***

3. ACCESSORY STRUCTURES: ***(Ord. No. 3421, 01/11/11)***

a. No accessory structure shall be constructed on a lot without a principal building.

b. No trailers, containers, shipping containers, commercial boxes, vehicles or similar structures shall be used as accessory buildings or structures.

c. Accessory buildings shall not have a utility meter separate from the main building.

d. A maximum of one (1) accessory building (not a detached garage) and one (1) detached garage shall be permitted per lot or adjoining lots under a single ownership, except that public schools shall be permitted to use modular classrooms on-site as attendance requires.

e. Accessory buildings shall not be located between the façade or projected façade of the main building and any adjacent public street, except as allowed in Section G, Subsection 1 of this Article.

f. Accessory structures shall be screened from the view of any adjacent public street, except for garages or carports directly accessing said street.

g. Accessory buildings shall not be used as a dwelling unit unless the lot or parcel contains at least 20,000 square feet of buildable area. Buildable area shall be considered the area of the lot or parcel not including designated floodplains or easements.

h. Regulations by Size of Accessory Building:

i. Accessory buildings with a floor area in excess of 120 square feet but less than 240 square feet shall be constructed with metal, exterior grade wood siding, or with materials and ratios as similar to the main structure as possible.

ii. Accessory buildings with a floor area in excess of 240 but less than 600 square feet shall be constructed with the same percentage and type of materials as the main structure.

iii. Accessory buildings with a floor area in excess of 600 square feet shall be constructed with the same percentage and type of materials as the main building, and shall match the architectural style of the main building as much as possible (including, but not limited to, roof style and pitch, window & door design, height measured at the wall top plate and architectural detailing).

4. SIDE YARD SETBACKS IN (SF-PH) PATIO HOME DISTRICT FOR LOTS ESTABLISHED ON OR BEFORE SEPTEMBER 6, 1994: ***(Ord. No. 2016, 09/06/94)***

(Reference Figure 5.15, Appendix A)

The following side yard setback options shall apply to all residential structures in the (SF-PH) Patio Home Residential District:

a. Residential structures in the (SF-PH) Patio Home Residential District shall be permitted to have one exterior side wall coincident with the property line, designated as the zero lot line, or one exterior wall located not more than three (3) feet from the property line, provided that all of the following requirements are met: ***(Ord. No. 1557, 07/11/89)***

1. There shall be a minimum separation of ten (10) feet between main structures on separate lots; ***(Ord. No. 1947, 10/19/93)***

2. The designated zero lot line, where applicable, shall be noted on the subdivision plat of the property;

3. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line;

4. There shall be a maintenance easement of not less than three (3) feet in width established on the adjacent lot, coincident with the exterior wall having a setback of less than three (3) feet or the designated zero lot line. Such maintenance easement shall extend the full length of the structure coincident with the property line, and shall be noted on the subdivision plat of the property; ***(Ord. No. 1557, 07/11/89)***

5. A maintenance easement shall be maintained as open space with no paved driving surface, storage of materials, principal or accessory structure, or shrubbery located thereon except upon finding by the City Manager or Designee that such does not impede the use of such easement for the maintenance of the adjoining structure;

6. In no instance shall the side yard setback for the exterior wall which is not designated coincident with the property line be less than ten (10) feet, where applicable.

b. Residential structures in the (SF-PH) Patio Home Residential District shall be permitted to have one exterior side wall located a minimum of three (3) feet from the property line, provided that all of the following requirements are met:

1. There shall be a minimum separation of ten (10) feet between main structures on separate lots; ***(Ord. No. 1947, 10/19/93)***

2. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line. ***(Ord. No. 1557, 07/11/89)***

5. SIDE YARD SETBACKS IN (SF-PH) PATIO HOME DISTRICT FOR LOTS ESTABLISHED AFTER SEPTEMBER 6, 1994, BUT PRIOR TO DECEMBER 15, 1998:

(Reference Figure 5.15, Appendix A) ***(Ord. No. 2016, 09/06/94)***

The following side yard setback requirements shall apply to all residential structures in the (SF-PH) Patio Home District where such structures are located on legal lots of record established after September 6, 1994:

a. Residential structures in the (SF-PH) Patio Home Residential District shall be required to have one exterior side wall coincident with the property line, designated as the zero lot line; or one exterior wall not more than three (3) feet from the property line. The following requirements shall also be met:

1. There shall be a minimum separation of ten (10) feet between main structures on adjacent lots;

2. The designated zero lot line, shall be noted on the subdivision plat of the property;

3. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line;

4. There shall be a maintenance easement of not less than three (3) feet in width established on the adjacent lot, coincident with the designated zero lot line. Such maintenance easement shall extend the full length of the property line, and shall be noted on the subdivision plat of the property;

5. The maintenance easement shall be maintained as open space with no paved driving surface, storage of materials, or principal or accessory structure, located thereon except upon finding by the City Manager or Designee that such does not impede the use of such easement for the maintenance of the adjoining structure;

6. There shall be no openings in the exterior wall having a setback of less that or equal to three (3) feet. For purposes of this section, opening shall mean window, door, or glass block;

7. There shall be no obstructions in the side yard coincident with the designated zero lot line. Such obstructions shall include mechanical equipment, satellite television reception dishes or other accessory structure. There shall also be no fence coincident with the designated zero lot line for the entire length of the main structure.

b. Not more than thirty (30) percent of the lots of any subdivision zoned to the (SF-PH) Single-Family Patio Home District shall exceed the minimum lot square footage established by this zoning district by more than ten (10) percent.

6. SIDE YARD SETBACKS IN (SF-PH) PATIO HOME DISTRICT FOR LOTS ESTABLISHED ON OR AFTER DECEMBER 15, 1998:

(Reference Figure 5.15a, Appendix A)
(Ord. No. 2400, 12/15/98)

The following side yard setback shall apply to all residential structures in the (SF-PH) Patio Home Residential District.

a. Residential structures in the (SF-PH) Patio Home Residential District shall be required to have one exterior wall three (3) feet from the property line designated as the zero lot line. The following requirements shall also be met:

1. There shall be a minimum separation of ten (10) feet between main structures on adjacent lots;

2. The designated zero lot line, shall be noted on the subdivision plat of the property;

3. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line;

4. The three (3) foot area between the exterior wall and the property line, designated as the zero lot line, shall be established as a use/access easement for the purpose of providing maximum use of the ten (10) foot space between adjacent home and access for maintenance of private structures located adjacent to the common property line. This private easement shall be maintained by the owner of the adjacent property who benefits from its use. Such easement shall extend the full length of the property line and shall be noted on the subdivision plat of the property;

5. A use/access easement shall be maintained as open space with no paved driving surface, storage of materials, principal or accessory structure, mechanical equipment, electrical panel and gas meters or satellite television reception dishes located thereon except upon finding by the City Manager or Designee that such does not impede the use of such easement for the maintenance of the adjoining structure;

6. There shall be no openings or insets in the exterior wall located three (3) feet from the property line, designated as the zero lot line. For the purposes of this section, an opening shall mean window or door. Only glass block shall be permitted;

7. There shall be no fence parallel to the designated zero lot line within the three (3) foot use/access easement area between the main structures from the front building line to the rear property line. A fence perpendicular to the designated zero lot line may be erected in this area, so long as visibility and easement restrictions are observed. This fence shall be the responsibility of the adjacent owner to erect and maintain. A point-of-access (gate) shall be provided within the three (3) foot

use/access easement;

8. The use/access easement shall be made available for the use of the owner of the adjacent property at all reasonable times with advance notice;

9. Utilities intended to serve individual properties shall not be located within the three (3) foot use/access easement;

10. The wall adjacent to the three (3) foot use/access easement on the zero lot line shall be one hundred (100%) percent brick or stone to the first floor pate height.

7. ROOF-TOP SCREENING

Roof-mounted equipment, including, but not limited to, storage tanks, compressor units, mechanical equipment and elevator machinery, shall be integrated into the building design and screened on all sides of the building for non-residential uses. Roof-top screening shall use building materials similar to the facade of the building on which such items are located to create a smooth, clean, integrated appearance. ***(Ord. No. 2773; 02/04/03)***

8. RENEWABLE ENERGY SYSTEMS (SOLAR ENERGY, WIND TURBINES AND RAINWATER HARVESTING) (Ord. No. 3576, 09/17/13)

a. SOLAR ENERGY: Both building-mounted and ground-mounted solar energy systems shall be allowed as accessory structures, in accordance with the following requirements:

1. Location: Solar energy systems shall be located on the roof of a dwelling unit or detached and allowed as an accessory to the dwelling unit.

2. Height: Ground-mounted solar energy systems shall not exceed fifteen (15) feet in height. Roof-mounted solar energy systems are subject to the maximum height limits of the zoning district in which they are located and shall be mounted flush with the existing slope of the roof system.

3. Setback: Ground-mounted solar energy systems shall meet all applicable building setback provisions for accessory structures of the zoning district.

4. Roof-mounted panels/modules:

A. Panels/modules shall not be directly visible from the street upon which the house fronts. For lots adjacent to arterial streets, such systems shall not be directly visible from said street as designated by the adopted Transportation Plan unless otherwise authorized with a Special Exception granted under XXXII. Section E.3.b.3.K.

B. Panels shall meet the Fire Code as adopted by the City of Carrollton.

5. All solar energy systems shall be in compliance with the International Green Construction Code (IGCC) or the ICC 700 National Green Building Standard.

b. WIND ENERGY SYSTEMS (WIND TURBINES): Wind energy systems shall be allowed as accessory structures, in accordance with the requirements of this section.

1. Location: Wind Turbines shall be detached as an accessory structure and not supported by a building.

2. Setback and Height: The minimum setback for wind energy systems shall be not less than the total height of the system. In addition, a wind energy system shall not be located in the front yard. The maximum height limit is thirty-six (36) feet.

3. Diameter of Wind Turbine Rotor Blades: In residential districts, the maximum diameter of the wind turbine rotor blades (swept area of blades) shall be fifteen (15) feet.

4. Automatic Over-speed Controls: All wind energy systems shall be equipped with automatic over-speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

5. Secondary uses (e.g., radio and television receiving antennas, satellite dishes), commercial markings, messages, signs and banners shall be prohibited on wind energy systems except for warning signage.

6. Tower Design: All wind turbine systems shall be designed and installed with a monopole design. Wind Turbines shall be certified or approved by the U.S. Dept. of Energy and the American Wind Energy Association (awea.org).

7. Restricting Access or Fencing: Access control to the wind energy system shall be provided by removing climbing steps within twelve (12) feet of the ground elevation, by sheathing, or equivalent measure. A minimum six (6) foot high fence with a locking portal shall be required around any tower that, by design, could present a potential climbing hazard. All disconnect switches and junction boxes at the bottom of the tower shall be secured to prevent unauthorized access. They shall also be labeled with HIGH VOLTAGE signage.

8. Noise and Vibrations: Refer to Article XXVII in the Comprehensive Zoning Ordinance.

9. Appearance, Color and Finish: The wind generator and tower shall be maintained and finished with a neutral, non-reflective paint color that blends into the surroundings (such as is typically supplied by the manufacturer).

10. Electro-Magnetic Interference: The system shall be operated so that no disruptive electro-magnetic interference is caused to off-site telecommunications, surveillance or other similar systems or equipment. If it has been demonstrated that the system is causing such interference, the system owner shall promptly eliminate such interference or cease operation of the system.

11. Lighting: Permanent artificial lighting shall not be permitted on wind energy systems unless required by the FAA.

12. Abandonment: A wind energy system that is out of service for a continuous one-hundred and eighty (180) days will be deemed to have been abandoned. The Building Official may issue a Notice of Abandonment to the owner of a wind energy system that is deemed to have been abandoned. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. The

Building Official shall withdraw the Notice of Abandonment and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been abandoned. If the wind energy system is determined to be abandoned, the owner of the system shall remove it at the Owner's sole expense within sixty (60) days of receipt of Notice of Abandonment.

13. All wind energy systems shall be in compliance with the International Green Construction Code (IGCC) or the ICC 700 National Green Building Standard.

c. RAINWATER HARVESTING SYSTEMS: Rainwater harvesting systems shall be allowed as accessory structures, in accordance with the requirements of this section.

1. Accessory Structures: Rainwater harvesting barrels, tanks and cisterns shall be considered accessory structures, except that they shall not be required to meet the exterior wall standards of accessory structures, and they shall not be counted toward the square footage allotment of accessory structures.

2. Setbacks: No above ground portion of rainwater harvesting systems shall be placed closer to a right-of-way than the building front façade.

3. Screening: A rainwater harvesting system shall either be fully screened from view from any street or public right-of-way, placed under ground or shall be integrated into the design of the structure as a compatible architectural element of the structure. To be a compatible architectural element, a rainwater harvest system shall utilize consistent or compatible exterior materials and design elements of the primary structure.

4. A permit shall be required for all rainwater harvesting systems that contain either of the following:

- An interconnected catchment system with total collection volume of over 100 gallons in aggregate throughout the system
- Any individual rain barrel, vessel, catchment basin or cistern with a volume of over 100 gallons

Permits are not required when:

- Each individual rain barrel or vessel is less than 100 gallons in volume
- Each downspout is connected directly to an individual rain barrel or vessel with no inter-connectivity between storage components

All requirements related to location on the property and appropriate screening will still apply, whether a permit is required or not.

5. Equipment shall be properly maintained to ensure health and safety, including – but not limited to – the regular flushing of debris from the bottom of storage containers and keeping insects and animals out of containers and distribution pipe systems.

6. The system shall not be connected into the domestic or municipal water or sewer system.

7. All rainwater harvesting systems shall be in compliance with the International Green Construction Code (IGCC) and the ICC 700 National Green Building Standard.

d. FAÇADE MASONRY EXCEPTION ***(Ord. No. 3587, 12/03/13)***

The minimum exterior brick or stone content requirement found in Section L. Height & Area Regulations does not have to be met where the following can be demonstrated:

a. That more than fifty (50) percent of the total existing single-family detached residential structures located on both sides of the street upon which a new building is to be placed, measured from the block's intersecting streets, are not in compliance with the minimum living area requirements of said zoning district, and

b. That more than fifty (50) percent of the lots on both sides of the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed.

c. That the proposed construction occurs in a Neighborhood Empowerment Zone as established by the City of Carrollton.

SECTION L. HEIGHT AND AREA REGULATIONS – (SF-12/20, SF-10/18, SF-8.4/18, SF-8.4/16)

	(SF-12/20) DISTRICT	(SF-10/18) DISTRICT	(SF-8.4/18) DISTRICT	(SF-8.4/16) DISTRICT
1. Minimum lot area (Square feet)	12,000	10,000	8,400	8,400
2. Floor area requirement:				
a. Minimum floor area of dwelling unit (Square feet of living area)	2,000	1,800	1,800	1,600
b. Accessory buildings	(Reference Section K(3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***			
3. Maximum height of structure:				
a. Dwelling unit	36'	36'	36'	36'
b. Accessory building	15'	15'	15'	15'
(Reference Also Section K (3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***				
4. Maximum building coverage (As a percentage of total lot area; percentage of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	45%	45%	45%	45%
5. Minimum brick or stone content, exterior: (All main buildings in the (SF) Single-Family Districts shall have a percentage not less than specified herein of each exterior elevation below the top plate line, excluding doors, garage doors, and windows, constructed of brick or stone, unless otherwise approved by the Planning & Zoning Commission.) ***(Ord. No. 1997, 06/21/94)***				
a. Main dwelling unit	70%	70%	70%	70%
b. Accessory building in excess of 240 square feet	(Reference Section K(3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***			

	(SF-12/20) DISTRICT	(SF-10/18) DISTRICT	(SF-8.4/18) DISTRICT	(SF-8.4/16) DISTRICT
6. Minimum distance between detached structures on the same lot or parcel:				
a. From main structure to accessory structures ***(Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'
1. Accessory building greater than 120 square feet of floor area ***(Ord. No. 2880, 03/02/04)***	3'	3'	3'	3'
b. From main structure to swimming pool, sauna, hot tub, antenna, carport, or satellite dish (***Ord. No. 1557, 07/11/89) (Ord. No. 1641, 07/17/90)***	0'	0'	0'	0'
c. From accessory structure or building to accessory structure or building ***(Ord. No. 1844, 11/03/92), (Ord. No. 2880, 03/02/04)***	0'	0'	0'	0'
7. Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) ***(Ord. No. 1641, 07/17/90)***	18'	18'	18'	18'
8. Minimum lot frontage on a public street (Measured at the front building line) ***(Ord. No. 2014, 09/06/94)***	90'	80'	70'	70'
9. Minimum lot depth (Length of side lot lines)	120'	120'	110'	110'
10. Minimum depth of front setback (Measured from front property line to any structure)	35'	30'	25'	25'
11. Minimum width of side setback (Distance between structure and any property line not deemed a front or rear yard)				
a. Main Structure				
1. Internal lot or abutting an alley (Reference Section G(2)(c)) ***(Ord. No. 1641, 07/17/90)***	---	---	---	---
A. One (1) story structure	9'	8'	7'	7'
B. Structure taller than one (1) story ***(Ord. No. 2014, 09/06/94)***	11'	10'	9'	9'

	(SF-12/20) DISTRICT	(SF-10/18) DISTRICT	(SF-8.4/18) DISTRICT	(SF-8.4/16) DISTRICT
2. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) (Reference Article XXVIII)	25'	25'	25'	25'
3. Abutting an arterial thoroughfare where the lot is separated from such thoroughfare by an opaque masonry wall constructed in accordance with Article XXV of this ordinance; or abutting a collector thoroughfare) (Reference Article XXVIII)	15'	15'	15'	15'
4. Abutting any other type of street ***(Ord. No. 1641, 07/17/90)***	10'	10'	10'	10'
b. Accessory Buildings & Structures:				
1. Accessory building:				
A. Interior lot or abutting an alley	3’	3’	3’	3’
B. Abutting any street (Same as main structure) ***(Ord. No. 2880, 03/02/04)***	---	---	---	---
2. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1739, 10/01/91), (Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'
12. Minimum depth of rear setback: (Measured from rear property line to any structure)				
a. Main structure	20'	20'	20'	20'
b. Accessory building: ***(Ord. No. 1844, 11/03/92)***				
1. Minimum distance from dedicated alley ***(Ord. No. 2880, 03/02/04)***	0'	0'	0'	0'
2. Minimum distance from rear property line without an alley ***(Ord. No. 2880, 03/02/04)***	3'	3'	3'	3'
c. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'
13. Minimum required off-street parking spaces	Reference Article XXIV of this ordinance			

SECTION L. HEIGHT AND AREA REGULATIONS – (SF-7/16, SF-7/14, SF-6.5/12, SF-5/12, SF-PH)

	(SF-7/16) DISTRICT	(SF-7/14) DISTRICT	(SF-6.5/12) DISTRICT	(SF-5/12) (SF-PH) DISTRICTS
1. Minimum lot area (Square feet)	7,000	7,000	6,500	5,000
2. Floor area requirement:				
a. Minimum floor area of dwelling unit (Square feet of living area)	1,600	1,400	1,200	1,200
b. Maximum for accessory buildings	(Reference Section K(3)(f) of this article) ***(Ord. No. 3421, 01/11/11)***			
3. Maximum height of structure:				
a. Dwelling unit	36'	36'	36'	36'
b. Accessory building (Reference Also Section K (3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***	15'	15'	15'	15'
4. Maximum building coverage (As a percentage of total lot area; percentage of lot area which can be covered by buildings) ***(Ord. No. 1844, 11/03/92)***	45%	45%	45%	55%
5. Minimum brick or stone content, exterior: (All main buildings in the (SF) Single-Family Districts shall have a percentage not less than specified herein of each exterior elevation below the top plate line, excluding-g doors, garage doors, and windows, constructed of brick or stone, unless otherwise approved by the Planning & Zoning Commission.) ***(Ord. No. 1997, 06/21/94)***				
a. Main dwelling unit	70%	70%	70%	70%
b. Accessory building in excess of 240 square feet	(Reference Section K(3)(h) of this article) ***(Ord. No. 3421, 01/11/11)***			

	(SF-7/16) DISTRICT	(SF-7/14) DISTRICT	(SF-6.5/12) DISTRICT	(SF-5/12) (SF-PH) DISTRICTS
6. Minimum distance between detached structures on the same lot or parcel:				
a. From main structure to accessory structures: ***(Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'
1. Accessory building greater than 120 square feet of floor area. ***(Ord. No. 2880, 03/02/04)***	3'	3'	3'	3'
b. From main structure to swimming pool, sauna, hot tub, antenna, carport, or satellite dish (***Ord. No. 1557, 07/11/89) (Ord. No. 1641, 07/17/90)***	0'	0'	0'	0'
c. From accessory structure or building to accessory structure or building ***(Ord. No. 1844, 11/03/92) (Ord. No. 2880, 03/02/04)***	0'	0'	0'	0'
7. Minimum distance from public right-of-way, alley, or street or alley easement to entrance of a garage or enclosed carport. (Where the applicable front, rear, or side yard requires a greater setback, such front, rear, or side yard setback shall apply) ***(Ord. No. 1641, 07/17/90)***	18'	18'	18'	18'
8. Minimum lot frontage on a public street (Measured at the front building line) ***(Ord. No. 2014, 09/06/94)***	65'	65'	60'	50'
9. Minimum lot depth (Length of side lot lines)	100'	100'	100'	90'
10. Minimum depth of front setback (Measured from front property line to any structure)	25'	25'	25'	20'

	(SF-7/16) DISTRICT	**(SF-7/14) DISTRICT**	**(SF-6.5/12) DISTRICT**	**(SF-5/12) (SF-PH) DISTRICTS**
11. Minimum width of side setback: (Distance between structure and any property line not deemed a front or rear yard)				
a. Main Structure:				
1. Internal lot or abutting an alley (Reference Section G(2)(c)) ***(Ord. No. 1641, 07/17/90)***				
A. One (1) story structure	6'	6'	6'	For the (SF-5/12) District: 5' For the (SF-PH) District: Reference Sections K(4), K(5) & K(6)
B. Structure taller than one (1) story ***(Ord. No. 2014, 09/06/94)***	8’	8’	8’	For the (SF-5/12) District: 5' For the (SF-PH) District: Reference Sections K(4), K(5) & K(6)
2. Abutting a freeway, freeway frontage road, or arterial thoroughfare (As identified on the Carrollton Transportation Plan) (Reference Article XXVIII)				
3. Abutting an arterial thoroughfare where the lot is separated from such thoroughfare by an opaque masonry wall constructed in accordance with Article XXV of this ordinance; or abutting a collector thoroughfare) (Reference Article XXVIII)	25'	25'	25'	25'
4. Abutting any other type of street ***(Ord. No. 1641, 07/17/90)***	15'	15'	15'	15'
b. Accessory Buildings & Structures:				
1. Accessory building:				
A. Interior lot or abutting an alley	10'	10'	10'	10'
B. Abutting any street (Same as main structure) (***Ord. No. 2880, 03/02/04)***	3'	3'	3'	3'
2. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1739, 10/01/91) (Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'

	(SF-7/16) DISTRICT	**(SF-7/14) DISTRICT**	**(SF-6.5/12) DISTRICT**	**(SF-5/12) (SF-PH) DISTRICTS**
12. Minimum depth of rear setback: (Measured from rear property line to any structure)				
a. Main structure	20'	20'	20'	10'
b. Accessory building: ***(Ord. No. 1844, 11/03/92)***				
1. Minimum distance from dedicated alley ***(Ord. No. 2880, 03/02/04)***	0'	0'	0'	0'
2. Minimum distance from rear property line without an alley ***(Ord. No. 2880, 03/02/04)***	3'	3'	3'	3'
c. Accessory structure, swimming pool, sauna, or hot tub ***(Ord. No. 1844, 11/03/92)***	0'	0'	0'	0'
13. Minimum required off-street parking spaces.	Reference Article XXIV of this ordinance.			